



STRATTON OAK ESTATES

53 Leeson Road, Bournemouth, BH7 7AZ  
£750,000

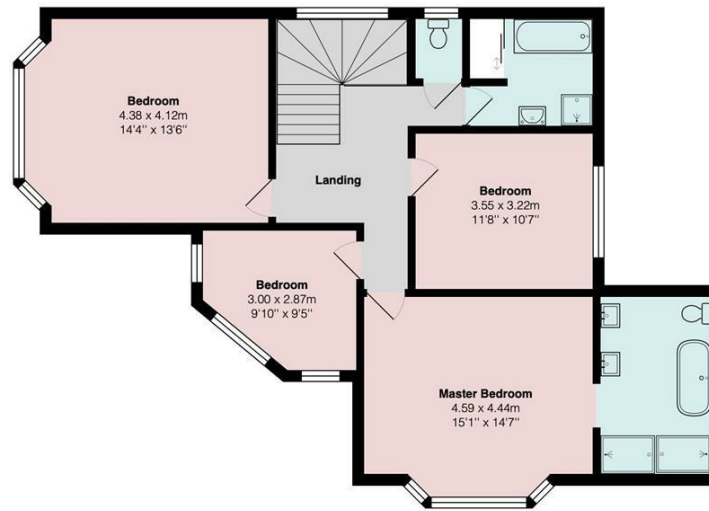
This EXTENSIVE PROPERTY sits on an ENVIABLE corner PLOT in the prestigious BH7 location. Providing HUGE POTENTIAL for extension subject to the relevant planning. Offering an extensive lounge, second reception room, kitchen/diner, four bedrooms and two bathrooms, this is a great opportunity to secure an outstanding family home. Viewing is essential to fully appreciate.

- A Substantial family home residing on an extensive corner plot in the prestigious BH7 location.
- Generous fully renovated lounge with large bay window and direct access to the garden plus a further impressive reception room.
- The property has had extensive works completed to include rewiring, windows, guttering, fascias and soffits along with many rooms being fully renovated.
- The impressive plot provides a stunning rear garden along with a good level of frontage creating a great curb appeal.
- Gated driveway leads to a double garage with twin doors
- Kitchen/Diner to the rear with an opportunity to extend and create an outstanding 'Hub of the Home' STPP.
- Four bedrooms with three good sized doubles and a single room along with a family sized bathroom.
- Master bedroom with a showstopping en-suite bathroom inc, double shower with his and her shower heads, Jack and Jill basins and a luxury roll top bath.
- Ideally located with easy access to the popular Christchurch Quay and Southbourne suburb plus bus Links to Bournemouth Town and beyond
- A short drive to the 7 miles of award winning coastline and falling in catchment for a range of high performing Schools





STRATTON OAK ESTATES



Total Area: 166.9 m<sup>2</sup> ... 1796 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-100) <b>A</b>		(10-15) <b>A</b>	
(81-91) <b>B</b>		(16-20) <b>B</b>	
(69-80) <b>C</b>		(21-25) <b>C</b>	
(55-68) <b>D</b>		(26-30) <b>D</b>	
(39-54) <b>E</b>		(31-35) <b>E</b>	
(21-38) <b>F</b>		(36-40) <b>F</b>	
(1-20) <b>G</b>		(41-45) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.



STRATTON OAK ESTATES

Floor 1, The Chocolate Box 8 - 10 Christchurch Road, Dorset, Bournemouth, BH1 3NA  
info@strattonoakestates.com | T. 01202 237580 | www.strattonoakestates.com